

185.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

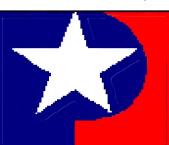
642,900 / 642,900

USE VALUE:

642,900 / 642,900

ASSESSED:

642,900 / 642,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City   |
|----|--------|-------------------------|
| 93 |        | HATHAWAY CIR, ARLINGTON |

## OWNERSHIP

Unit #:

|  |  |
|--|--|
| Owner 1: STRAHAN DORIS C / LIFE ESTATE |  |
| Owner 2:                               |  |
| Owner 3:                               |  |

Street 1: 93 HATHAWAY CIR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: STRAHAN ROBERT F -

Owner 2: STRAHAN DORIS C -

Street 1: 93 HATHAWAY CIR

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 6,789 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1484 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 6789        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 0.92 | 7     |             |           |        |   |        |   |        |   | 436,570         |           |   |           |        |      | 436,600   |       |

| IN PROCESS APPRAISAL SUMMARY   |  |  |  |  |  |  |  |  |  | Legal Description |  |  |  | User Acct       |  |
|--------------------------------|--|--|--|--|--|--|--|--|--|-------------------|--|--|--|-----------------|--|
| 101                            |  |  |  |  |  |  |  |  |  | 643,600           |  |  |  | 124369          |  |
| 6789.000                       |  |  |  |  |  |  |  |  |  | 206,300           |  |  |  | 124369          |  |
| 436,600                        |  |  |  |  |  |  |  |  |  | 642,900           |  |  |  | 124369          |  |
| Total Card                     |  |  |  |  |  |  |  |  |  | 0.156             |  |  |  | 124369          |  |
| Total Parcel                   |  |  |  |  |  |  |  |  |  | 0.156             |  |  |  | 124369          |  |
| Source: Market Adj Cost        |  |  |  |  |  |  |  |  |  | Market Adj Cost   |  |  |  | Market Adj Cost |  |
| Total Value per SQ unit /Card: |  |  |  |  |  |  |  |  |  | 433.22            |  |  |  | 433.22          |  |
| /Parcel: 433.22                |  |  |  |  |  |  |  |  |  | /Parcel: 433.22   |  |  |  | /Parcel: 433.22 |  |
| Entered Lot Size               |  |  |  |  |  |  |  |  |  |                   |  |  |  |                 |  |
| Total Land:                    |  |  |  |  |  |  |  |  |  |                   |  |  |  |                 |  |
| Land Unit Type:                |  |  |  |  |  |  |  |  |  |                   |  |  |  |                 |  |

Parcel ID 185.0-0003-0005.0

!14365!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | FV  | 206,300    | 0         | 6,789.    | 436,600    | 642,900     | 642,900       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 219,600    | 0         | 6,789.    | 436,600    | 656,200     | 656,200       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 219,600    | 0         | 6,789.    | 368,000    | 587,600     | 587,600       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 219,600    | 0         | 6,789.    | 336,800    | 556,400     | 556,400       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 219,600    | 0         | 6,789.    | 286,900    | 506,500     | 506,500       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 181,500    | 0         | 6,789.    | 249,500    | 431,000     | 431,000       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 181,500    | 0         | 6,789.    | 230,800    | 412,300     | 412,300       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 181,500    | 0         | 6,789.    | 219,500    | 401,000     | 401,000       |               | 12/13/2012 |

| SALES INFORMATION |           |      |           |             |            |   |     |       |       | TAX DISTRICT |  |  |  | PAT ACCT. |  |  |  |
|-------------------|-----------|------|-----------|-------------|------------|---|-----|-------|-------|--------------|--|--|--|-----------|--|--|--|
| Grantor           | Legal Ref | Type | Date      | Sale Code   | Sale Price | V | Tst | Verif | Notes |              |  |  |  |           |  |  |  |
| STRAHAN ROBERT    | 1486-7    |      | 2/24/2016 | Convenience |            | 1 | No  | No    |       |              |  |  |  |           |  |  |  |
|                   | 681-127   |      | 1/1/1901  | Family      |            |   | No  | No    | N     |              |  |  |  |           |  |  |  |

| BUILDING PERMITS |        |          |        |     |            |          |            |         |  | ACTIVITY INFORMATION |             |     |           |  |  |  |  |
|------------------|--------|----------|--------|-----|------------|----------|------------|---------|--|----------------------|-------------|-----|-----------|--|--|--|--|
| Date             | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |  | Date                 | Result      | By  | Name      |  |  |  |  |
| 11/29/2016       | 1466   | Solar Pa | 12,650 | C   |            |          |            |         |  | 8/6/2018             | MEAS&NOTICE | BS  | Barbara S |  |  |  |  |
|                  |        |          |        |     |            |          |            |         |  | 3/11/2009            | Inspected   | 189 | PATRIOT   |  |  |  |  |
|                  |        |          |        |     |            |          |            |         |  | 11/13/2008           | Measured    | 355 | PATRIOT   |  |  |  |  |
|                  |        |          |        |     |            |          |            |         |  | 1/13/2000            | Mailer Sent |     |           |  |  |  |  |
|                  |        |          |        |     |            |          |            |         |  | 1/5/2000             | Measured    | 163 | PATRIOT   |  |  |  |  |
|                  |        |          |        |     |            |          |            |         |  | 12/1/1981            |             | MM  | Mary M    |  |  |  |  |

Sign: VERIFICATION OF VISIT NOT DATA / / /

|                                 |                 |       |     |                                    |                 |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
|---------------------------------|-----------------|-------|-----|------------------------------------|-----------------|--------|-----|-------------------------|------------|--------------|--------|----------------------|------|-------|------------|------------|--------------|--|--|--|--|--|--|
| <b>EXTERIOR INFORMATION</b>     |                 |       |     | <b>BATH FEATURES</b>               |                 |        |     | <b>COMMENTS</b>         |            |              |        | <b>SKETCH</b>        |      |       |            |            |              |  |  |  |  |  |  |
| Type: 21 - Split Level          |                 |       |     | Full Bath: 1                       | Rating: Average |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Sty Ht: 1 - 1 Story             |                 |       |     | A Bath:                            | Rating:         |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| (Liv) Units: 1                  | Total: 1        |       |     | 3/4 Bath:                          | Rating:         |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Foundation: 1 - Concrete        |                 |       |     | A 3QBth:                           | Rating:         |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Frame: 1 - Wood                 |                 |       |     | 1/2 Bath: 1                        | Rating: Average |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Prime Wall: 1 - Wood Shingle    |                 |       |     | A HBth:                            | Rating:         |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Sec Wall:                       |                 | %     |     | OthrFix:                           | Rating:         |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Roof Struct: 1 - Gable          |                 |       |     | <b>OTHER FEATURES</b>              |                 |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Roof Cover: 1 - Asphalt Shgl    |                 |       |     | Kits: 1                            | Rating: Average |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Color: RED                      |                 |       |     | A Kits:                            | Rating:         |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| View / Desir:                   |                 |       |     | Fpl: 1                             | Rating: Average |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| <b>GENERAL INFORMATION</b>      |                 |       |     | WSFlue:                            | Rating:         |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Grade: C - Average              |                 |       |     | <b>CONDOS INFORMATION</b>          |                 |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Year Blt: 1959                  | Eff Yr Blt:     |       |     | Location:                          |                 |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Alt LUC:                        | Alt %:          |       |     | Total Units:                       |                 |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Jurisdct:                       | Fact: .         |       |     | Floor:                             |                 |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Const Mod:                      |                 |       |     | % Own:                             |                 |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Lump Sum Adj:                   |                 |       |     | Name:                              |                 |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| <b>INTERIOR INFORMATION</b>     |                 |       |     | <b>DEPRECIATION</b>                |                 |        |     | <b>REMODELING</b>       |            |              |        | <b>RES BREAKDOWN</b> |      |       |            |            |              |  |  |  |  |  |  |
| Avg Ht/FL: STD                  |                 |       |     | Phys Cond: AV - Average            | 31. %           |        |     | Exterior:               |            | No Unit      | RMS    | BRS                  | FL   |       |            |            |              |  |  |  |  |  |  |
| Prim Int Wall: 1 - Drywall      |                 |       |     | Functional:                        |                 |        |     | Interior:               |            | 1            | 6      | 3                    |      |       |            |            |              |  |  |  |  |  |  |
| Sec Int Wall:                   |                 | %     |     | Economic:                          |                 |        |     | Additions:              |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Partition: T - Typical          |                 |       |     | Special:                           |                 |        |     | Kitchen:                |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Prim Floors: 4 - Carpet         |                 |       |     | Override:                          |                 |        |     | Baths:                  |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Sec Floors: 3 - Hardwood        | 30 %            |       |     | Total: 31 %                        |                 |        |     | Plumbing:               |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Bsmnt Flr: 12 - Concrete        |                 |       |     | <b>CALC SUMMARY</b>                |                 |        |     | Electric:               |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Subfloor:                       |                 |       |     | Basic \$ / SQ: 95.00               |                 |        |     | Heating:                |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Bsmnt Gar: 1                    |                 |       |     | Size Adj.: 1.35000002              |                 |        |     | General:                |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Electric: 3 - Typical           |                 |       |     | Const Adj.: 0.99297005             |                 |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Insulation: 2 - Typical         |                 |       |     | Adj \$ / SQ: 127.348               |                 |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Int vs Ext: S                   |                 |       |     | Other Features: 78500              |                 |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Heat Fuel: 1 - Oil              |                 |       |     | Grade Factor: 1.00                 |                 |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Heat Type: 3 - Forced H/W       |                 |       |     | NBHD Inf: 1.00000000               |                 |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| # Heat Sys: 1                   |                 |       |     | NBHD Mod:                          |                 |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| % Heated: 100                   |                 | % AC: |     | LUC Factor: 1.00                   |                 |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| Solar HW: NO                    | Central Vac: NO |       |     | Adj Total: 298970                  |                 |        |     |                         |            |              |        |                      |      |       |            |            |              |  |  |  |  |  |  |
| % Com Wall:                     | % Sprinkled:    |       |     | Depreciation: 92681                |                 |        |     | Juris. Factor:          |            | Before Depr: | 127.35 |                      |      |       |            |            |              |  |  |  |  |  |  |
|                                 |                 |       |     | Depreciated Total: 206289          |                 |        |     | Special Features: 0     |            | Val/Su Net:  | 85.67  |                      |      |       |            |            |              |  |  |  |  |  |  |
|                                 |                 |       |     |                                    |                 |        |     | Final Total: 206300     |            | Val/Su SzAd: | 174.24 |                      |      |       |            |            |              |  |  |  |  |  |  |
| <b>MOBILE HOME</b>              |                 |       |     | Make:                              |                 | Model: |     | Serial #:               |            | Year:        |        | Color:               |      |       |            |            |              |  |  |  |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                 |       |     | <b>PARCEL ID</b> 185.0-0003-0005.0 |                 |        |     |                         |            |              |        | <b>IMAGE</b>         |      |       |            |            |              |  |  |  |  |  |  |
| Code                            | Description     | A     | Y/S | Qty                                | Size/Dim        | Qual   | Con | Year                    | Unit Price | D/S          | Dep    | LUC                  | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | <b>AssessPro Patriot Properties, Inc</b> |  |  |  |  |  |
| More: N                         |                 |       |     | Total Yard Items:                  |                 |        |     | Total Special Features: |            |              |        | Total:               |      |       |            |            |              |  |  |  |  |  |  |